



# **PLANNING COMMISSION AGENDA REPORT**

*UL. 5.*

MEETING DATE: JUNE 12, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-24  
2884 LA SALLE AVENUE

DATE: JUNE 1, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

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## **DESCRIPTION**

The applicant is requesting approval of a design review to construct a 995 square-foot bachelor unit above a new 5-car garage behind an existing two-story, 4-unit apartment building.

## **APPLICANT**

Tamir Haim of Blair Ballard Architecture is representing the property owner, Brad Prescott.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH  
Associate Planner

  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

### PLANNING APPLICATION SUMMARY

Location: 2884 La Salle Avenue Application: PA-06-24

Request: Design review to construct a 995 square-foot bachelor unit above a new 5-car garage behind an existing two-story, 4-unit apartment building.

#### SUBJECT PROPERTY:

Zone: R3  
General Plan: High Density Residential  
Lot Dimensions: Irregular  
Lot Area: 11,400 sq.ft.  
Existing Development: Two-story, 4-unit apartment building.

#### SURROUNDING PROPERTY:

North: Orange County Flood Control Channel (across alley)  
South: R3 – apartments  
East: Sonora School (across alley)  
West: R3- apartments (across La Salle & Mission)

### DEVELOPMENT STANDARD COMPARISON

Development Standard                      Required/Allowed                      Proposed/Provided

Lot Size:		
Lot Width	100 ft.	70 ft.*
Lot Area	12,000 sq. ft.	11,400 sq. ft.*
Density:		
Zone/General Plan	1 du/ 2,178 sq.ft.	1 du/ 2,280 sq.ft.
Building Coverage:		
Buildings	N/A	37% (4,219 sq.ft.)
Paving	N/A	13% (1,447 sq.ft.)
Open Space	40% (4,560 sq. ft.)	50% (5,734 sq.ft.)
TOTAL	100%	100% (11,400 sq.ft.)
Building Height (new structure):	2 stories/27 ft.	2 stories/23 ft.
Ratio of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor**:	80% (866 sq.ft. max)	92% (995 sq.ft.)
Setbacks (new structure):		
Front (distance between bldgs.)	10 ft.	11 ft.
Side (left/right-between bldgs.)	5 ft./10 ft.	6 ft./10 ft.
Rear (alley)	5 ft.	5 ft.
Parking:		
Covered	5	11
Open/Guest	6/3	3
TOTAL	14 spaces	14 spaces

CEQA Status Exempt, Class 3 (New Construction)  
Final Action Planning Commission

\* Existing nonconforming.

\*\* Residential Design Guideline.

## **BACKGROUND/PROJECT DESCRIPTION**

The subject site is developed with a two-story, 4-unit apartment building with a 6-car garage. On September 26, 2005, Planning Commission denied Planning Application PA-05-20 for a parking variance to support the construction of a fifth, 4-bedroom unit. The applicant is now proposing to construct a 995 square-foot bachelor unit above a new 5-car garage behind the existing apartment building with no variance requests.

## **ANALYSIS**

Any two-story construction that results in 3 or more units on a property is subject to a design review, which requires Planning Commission consideration. This allows review of the structure's scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The proposed construction meets or exceeds all residential development standards (parking will be increased to satisfy current Code requirements) and the intent of the design guidelines. Although the rear structure has a second floor to first floor ratio of 92%, it incorporates variable rooflines, multiple building planes, and architectural features (i.e. trellises and shutters) to break up the elevations and to provide visual relief. Staff is recommending a condition requiring shutters for all existing and new windows to provide consistent architectural interest on all elevations of all the units.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are many 2-story residences in the area so it would not appear out of place or obtrusive. No privacy impacts are anticipated because the closest apartment building on the adjacent lot to the west is approximately 60 feet away from the proposed building. The north and east elevations face the Orange County flood control channel and a school yard.

## **GENERAL PLAN CONFORMITY**

The property has a General Plan designation of High Density Residential. Under this designation a maximum of 5 dwelling units are allowed on the site and a construction of the proposed bachelor unit will result in a total of 5 units on the property. As a result, the use and density conforms to the City's General Plan.

## **ALTERNATIVES**

If the design review is approved, the project would be allowed to be constructed as proposed. Parking for new and existing units would be brought into conformance with current parking requirements.

If the design review is denied, it would prevent the additional unit from being constructed behind the existing apartment building and the existing nonconforming parking for the existing apartments would remain. The applicant could not submit substantially the same type of design for six months.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

**CONCLUSION**

The proposed construction satisfies all applicable Code requirements and residential design guidelines. Architectural interest is provided through variable rooflines, wall planes, and architectural features. The building is also located so as not to create any privacy impacts on existing residences. Approval of the design review would allow a general upgrade to the property and would bring the parking for existing and new units into conformance with current Code requirements.

Attachments:      Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Zoning/Location Map  
                          Plans

cc:      Deputy City Mgr.-Dev. Svs. Director  
             City Attorney  
             Sr. Deputy City Attorney  
             City Engineer  
             Fire Protection Analyst  
             Staff (4)  
             File (2)

Tamir Haim  
 Blair Ballard Architecture  
 1590 South Coast Hwy.  
 Laguna Beach, CA 92651

Brad Prescott  
 228 Hazel Dr.  
 Corona del Mar, CA 92625

File: 061206PA0624

Date: 053106

Time: 10:00 a.m.

**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-24**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Tamir Haim of Blair Ballard Architecture, representing Brad Prescott, the property owner with respect to the real property located at 2884 La Salle Avenue, requesting approval of a design review to construct a 995 square-foot bachelor unit above a new 5-car garage behind an existing two-story, 4-unit apartment building, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 12, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-24 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-06-24 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 12<sup>th</sup> day of June, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 12, 2006, by the following votes:

AYES:           COMMISSIONERS

NOES:           COMMISSIONERS

ABSENT:        COMMISSIONERS

ABSTAIN:       COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project complies with the City of Costa mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The proposed use and density is consistent with the General Plan, which allows a maximum of 5 dwelling units on the site. Construction of the proposed bachelor unit will result in a total of 5 units on the property.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

## EXHIBIT "B"

**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
4. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. Specifically, provide shutter for all windows where feasible for consistent architectural interest. Plans submitted for plan check shall indicate how architectural compatibility will be accomplished. This condition shall be completed under the direction of the Planning Division.
5. All plans submitted for plan check shall be consistent in reflecting correct lot dimensions.
6. The applicant shall contact AT&T/Broadband Cable Television of Costa Mesa at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
7. The conditions of approval and ordinance or code provisions and special district requirements of Design Review PA-06-24 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
8. The design of the trash enclosure shall match existing and new building with respect to materials and color and shall be subject to Planning, Building Safety, and Fire Department's approval.
9. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. Show method of screening for all ground-mounted equipment



(backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.

11. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
- Eng 12. At the time of development, maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

**PLANNING DIVISION - CITY OF COSA MESA**  
**DESCRIPTION/JUSTIFICATION**

Application #: ZA-05-66

Environmental Determination:

Address: 2884 La Salle Ave

1. Fully describe your request:

- Remodel & addition for unit #2
- Adding new unit (#5) Bachelor
- Adding 5 garages

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☐ Is not included in the publication indicated above.

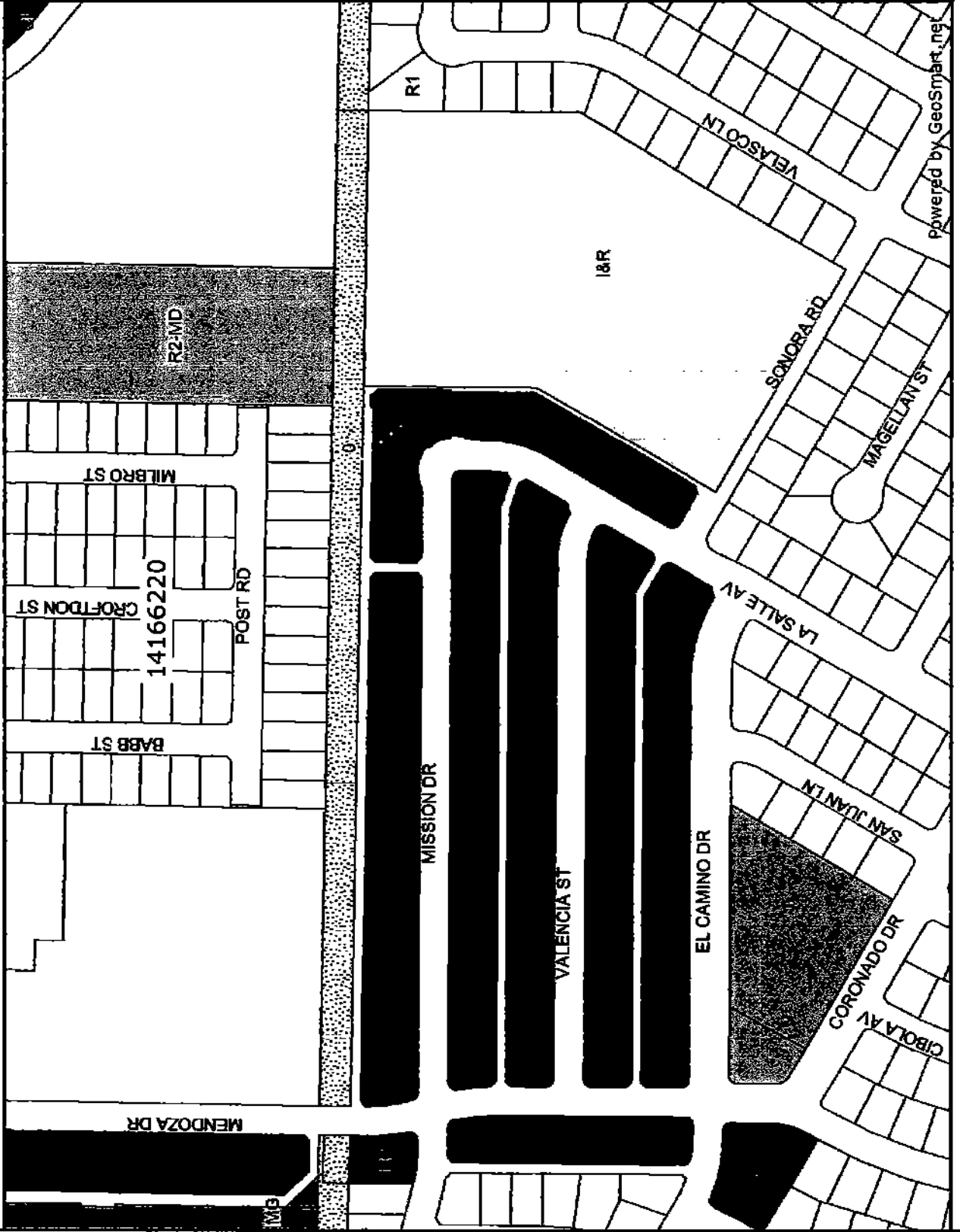
☐ Is included in the publication indicated above.

Signature

Date

# ZONING/LOCATION MAP

2884 La Salle Avenue



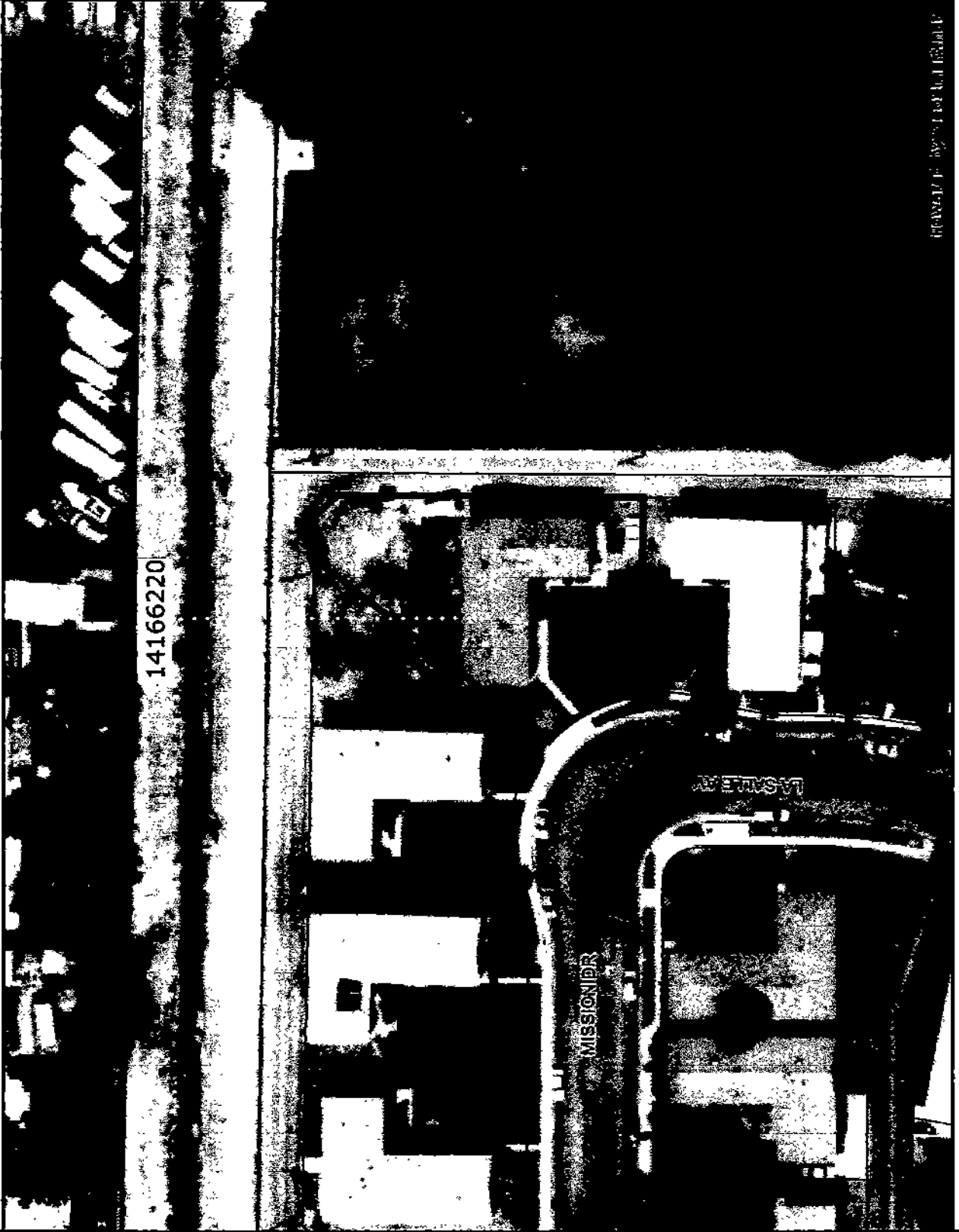
## Legend

- ☒ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
- AP
- C1
- C1-S
- C2
- CL
- I&R
- I&R-S
- NG
- MP
- P
- POC
- PDI
- PDR-HD
- PDR-LO
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC
- Parcels



# AERIAL PHOTOGRAPH

2884 La Salle



14166220

## Legend



Selected Features

Street Names

Parcel Lines

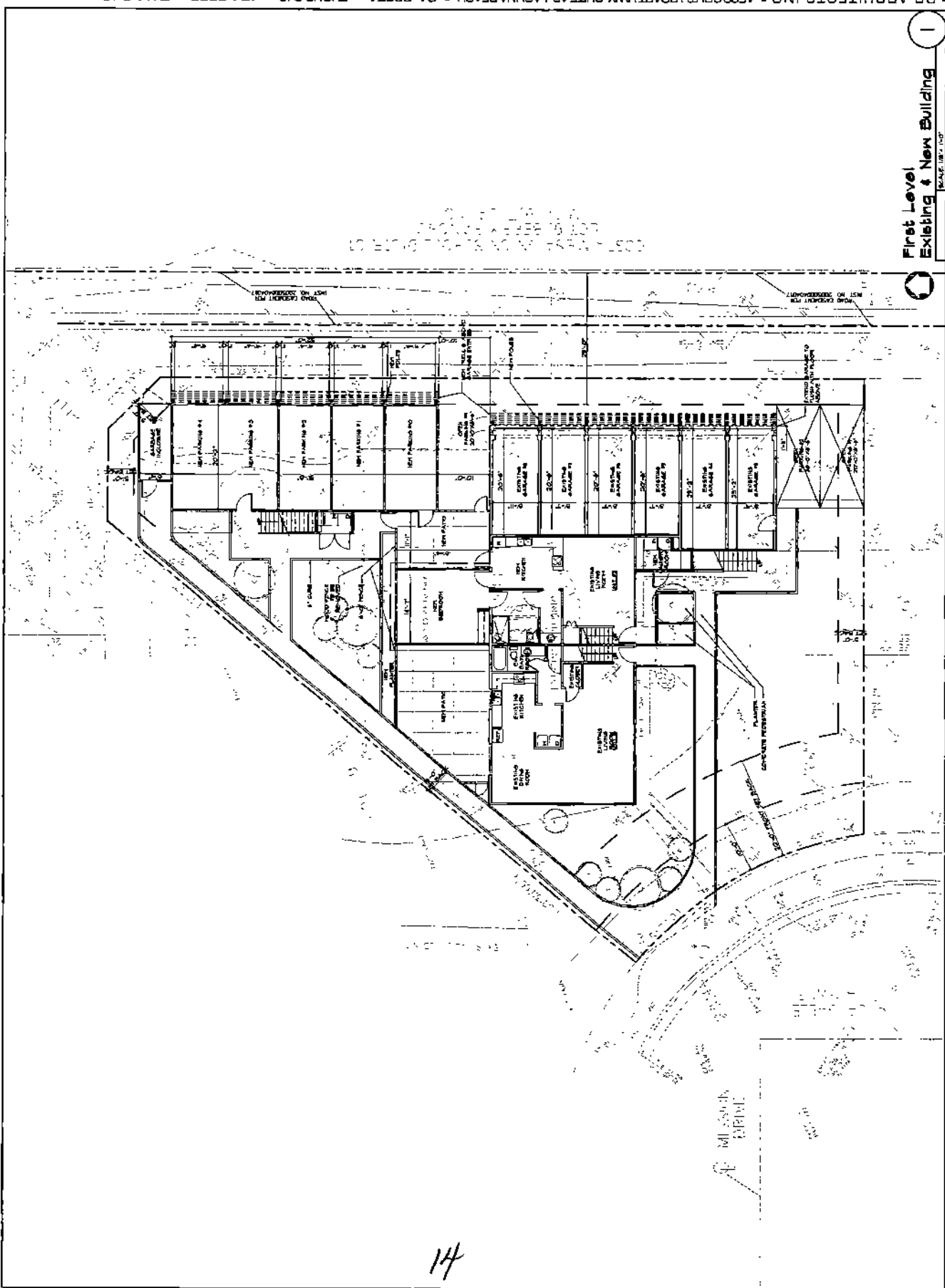
City Boundary

Ortho Photography

Parcels



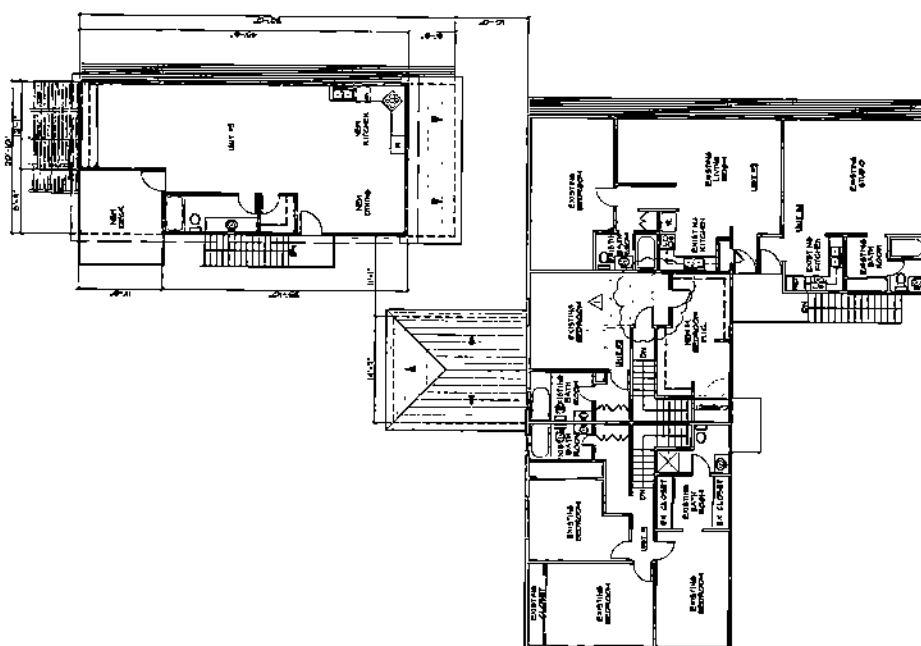




First Level  
 Existing & New Building  
 1

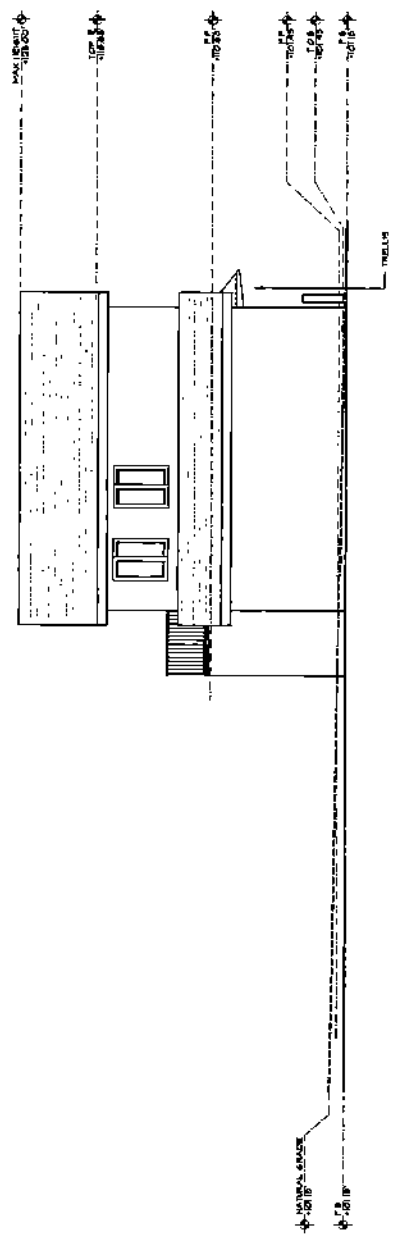
PA-06-24

10-11-1971

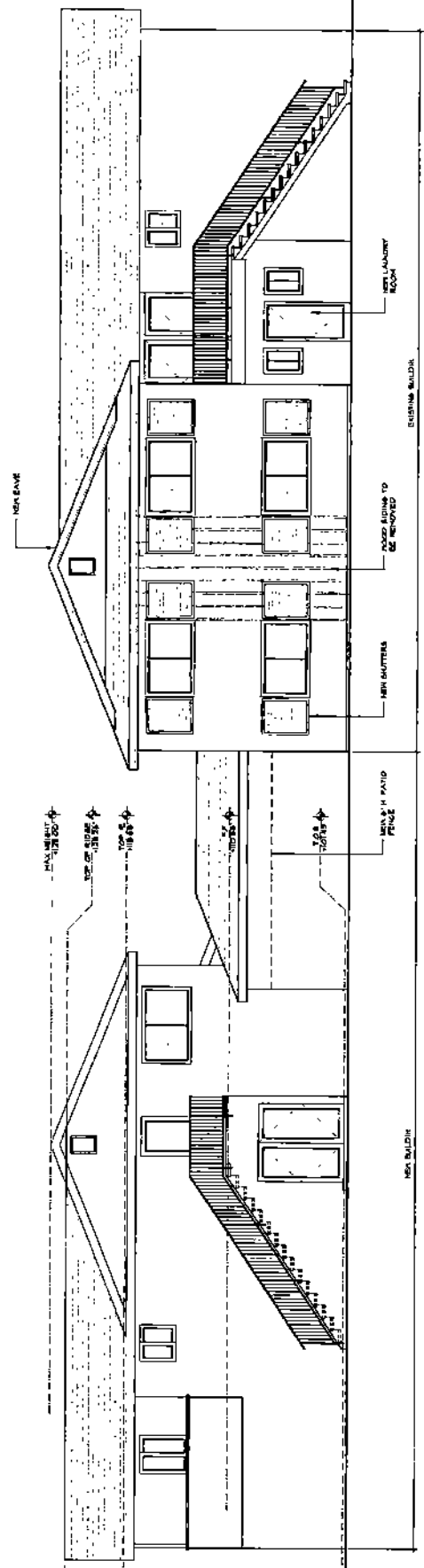


72-90-64

2 Right Side Elevation  
 SCALE: 1/4" = 1'-0"



1 Front Side Elevation  
 SCALE: 1/4" = 1'-0"





DP-90-44

